



Ref. JR/0339
7th September 2017

Planning
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Submitted Via the Council's Pre-application Advice Web Service

Dear Sirs

Pre-application advice in respect of development at Spindlewood, Yapton Lane, Walberton, BN18 0AS

We are instructed to request pre-application advice with regards to a proposal for residential development comprising the erection of 5 houses at the above site. The submission comprises the following:

- i) This covering letter
- ii) Drawing Nos.
 - DPA 01 – Location and existing site plan
 - DPA 02 – Proposed Site Plan
 - DPA 03 – Proposed House 1 Plans
 - DPA 04 – Proposed House 1 Elevations
 - DPA 05 – Proposed House 1 Elevations
 - DPA 06 – Proposed House 2 Plans
 - DPA 07 – Proposed House 2 Elevations
 - DPA 08 – Proposed House 3 Plans
 - DPA 09 – Proposed House 3 Elevations
 - DPA 10 – Proposed House 4 & 5 Plans
 - DPA 11 – Proposed House 4 & 5 Elevations
- iii) Pre-application fee of £380 for a site visit and written response.

Background

The site extends to approximately 0.37 ha and is located on the west side of Yapton Lane, to the south of the defined village of Walberton. It is occupied by a single detached dwelling known as Spindlewood which benefits from a substantial curtilage.



Photograph of the side garden/rear garden



Google Streetview Image from April 2016

Notwithstanding the fact that the house lies outside of the defined settlement, as can be seen from the plan below, it is located within a 'developed' frontage along this stretch of the Lane.



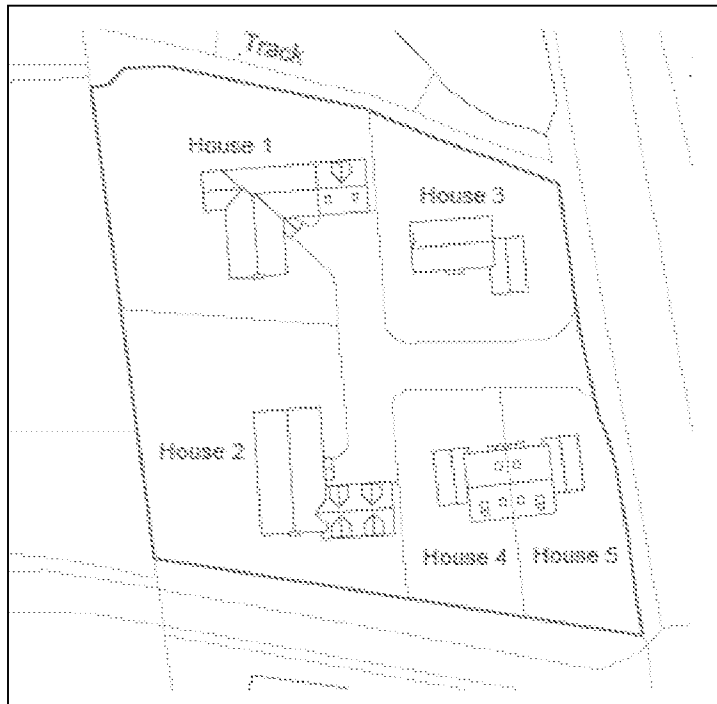
The site has only one immediate residential neighbour, being Rosewood to the south. That property is positioned beyond a hedgerow and access drive. The remainder of the development to the south comprises a mix of both residential and commercial development including Walberton Nursery which covers a substantial area of land.

Relevant Planning Decisions

It should also be noted that planning permission has been granted at Progress Garage (which lies a short distance from the application site) for redevelopment comprising the erection of 6 two storey dwellings. Reserved matters permission was granted earlier this year under planning reference WA/29/17/RES.

Proposal

As can be seen from the enclosed drawings what is proposed is the erection of 5 houses (3 detached and 2 semi-detached) following the demolition of the existing property. The dwelling labelled on the drawings as 'House 1' is proposed to be four bedroom with the remaining dwellings being 3 bedroom. Each property has been provided with a garden commensurate with the size of the house, and access is gained via a single point off Yapton Lane. Both garaging and off street parking have been provided for each of the properties.



Care and attention has been taken over design to provide an attractive development with variations in both the form and external detailing of the properties, therefore avoiding uniformity to respect the site's rural setting. Notwithstanding this officers' feedback on the layout, form and appearance of the buildings would be appreciated.

Policy

The site is located outside of the settlement area of Walberton in the adopted Arun District Local Plan, and is not allocated for development within the recently adopted Walberton Neighbourhood Development Plan 2015 – 2035.

With regard to the emerging Local Plan, as officers are aware this was submitted to the Secretary of State for Communities and Local Government for Examination on 30th January 2015. However, on 2 February 2016 the Examination was suspended since the Inspector considered that the Council had failed to correctly assess the housing needs of the District.

With regard to the above Paragraph 49 of the National Planning Policy Framework advises:

"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."

In addition, Paragraph 14 of the NPPF confirms:

"where the development plan is absent, silent or relevant policies are out-of-date" planning permission should be granted for sustainable development unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"

Housing Land Supply

The housing land position within Arun District as of March 2017 is confirmed within the Arun Local Plan Housing Implementation Strategy. This document states at Paragraph 7.1.

“The Council has a policy off land supply of 1.92 years when assessed against the Sedgefield methodology. Due to the large reliance on the delivery of Strategic Site Allocations (because the OAN has risen so significantly in recent years), lead in times and infrastructure constraints set out above, the ability of the Strategic Site Allocations to contribute towards the 5 year land supply is limited”

Due to the fact the Council are unable to demonstrate a five year housing land supply, the housing policies within the Council’s adopted local plan in our opinion should not be viewed as up-to-date. In short, the NPPF advises there should be a presumption in favour of sustainable housing development.

As to the status of the Neighbourhood Plan, clarification was provided by the Government in December 2016 in respect of the impact of Paragraph 49 of the NPPF on the weight to be afforded to such plans. The Statement confirmed:

“relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be ‘out-of-date’ under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- *This written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;*
- *the neighbourhood plan allocates sites for housing; and*
- *the local planning authority can demonstrate a three-year supply of deliverable housing sites.”*

Given our understanding that the Council only have approximately a 2 year housing land supply the Neighbourhood plan should also be considered out of date with regard to housing allocations.

The above approach has been followed by Inspectors in the consideration of two recent planning appeals for housing development (see paragraphs 14 – 16 **Document 1** and paragraph 22 of **Document 2**). Furthermore, officers also took the same line in the consideration of an application for the erection of a building providing eight flats at Ferring (FG/198/16/PL) (see Page 30 **Document 3**).

In light of the absence of a five year supply of deliverable housing sites, the development of this site should be considered against the advice contained in the National Policy Planning Framework. Accordingly, planning permission should be granted unless the adverse effects of doing so would significantly and demonstrably outweigh the benefits. In this context we consider the main planning issues relate to character, amenity and highways.

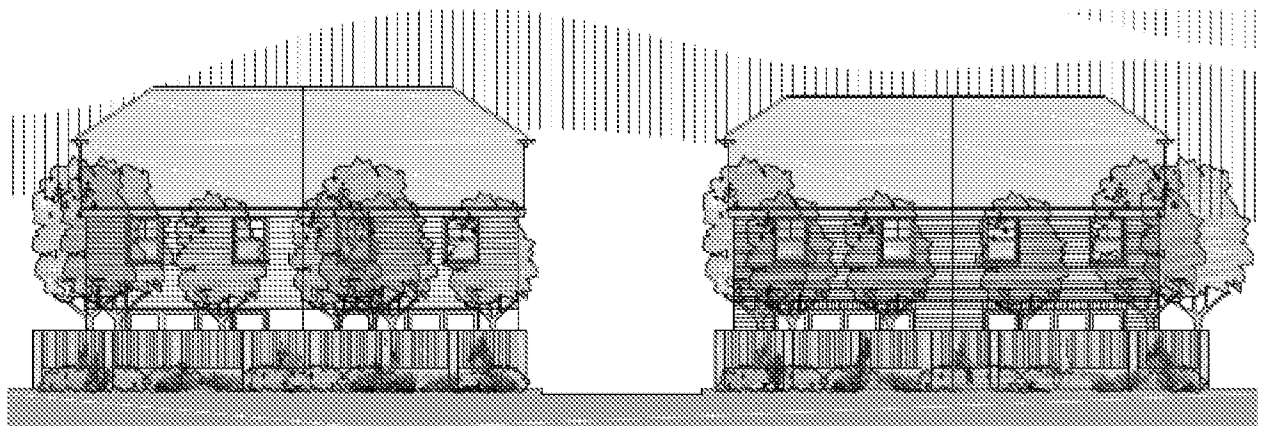
Character

The site is set within a 'developed' frontage along the west side of Yapton Lane. The area is defined by a mix of uses including commercial development, the nursery and residential development consisting of dwellings of varying character in terms of their scale and design.

Furthermore, as set out above permission has been granted at the Progress Garage site (which lies a short distance to the south of the application site) for the erection of six dwellings. The architects helpfully submitted a context plan with the approved reserved matters application that places that development in context, an extract of which we have included below.



In a similar manner to what is proposed in this case, the development comprised a mix of semi-detached and detached two storey dwellings accessed from a single point from the Yapton Lane.



(Indicative Street Scene – Progress Garage Site)

When commenting on design, officers noted in their delegated report which lead to the approval of the reserved matters application:

“The scale of the buildings at two stories in height with a pitched or hipped roof in a traditional size is considered to be acceptable given the mixed design and styles of properties within the area.”

(see officer’s report on application WA/29/17/RES)

With regard to the enclosed drawings, similar care has been taken to ensure that the form and design of the dwellings respects their context with particular care taken regarding material choice and elevational detailing. Whilst the dwellings to the rear of the site are larger than approved at Progress Garage, we consider they will respect the appearance of the local area given the mixed character identified by officers. Furthermore, given their position behind the smaller cottage style dwellings along the frontage, views will be limited from public vantage points. In short, we consider the development is entirely appropriate and consistent with Policy GEN7 (ii) of the Arun District Local Plan through respecting the established spatial pattern and character of the locality.

Amenity

The houses would be sited a significant distance from its sole residential neighbour to the south. Furthermore, there is an intervening access and hedgerow. Accordingly, there can be no amenity concerns. Additionally, the internal size of the proposed dwellings meets the National Minimum Space Standards with the garden sizes meeting the requirements of the Council’s emerging policy which indicates private gardens should have a minimum depth of 10m.

Highways

There is good visibility at the proposed access, and we understand from the officer’s report into the development at the Progress Garage site that there are no capacity issues with regard to the local road network. Finally, adequate parking is provided on site to ensure cars can park clear of the Highway. In short, we do not consider there to be any highway constraints to the development of the site in the manner proposed.

Summary

We trust you agree that the plans show a satisfactory form of development for this site which will assist, albeit in a small way, in the provision of much needed housing within the District without resulting in significant adverse impacts to any interests of planning importance. We would appreciate the officer’s views on both the principle of development and on the enclosed drawings prior to the submission of an application.

Yours faithfully



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cc. Mr & Mrs Davis